



January 7, 2016

Mr. Aaron Clausen, Planning Director  
City of Beverly  
191 Cabot Street  
Beverly, MA 01915

Via Hand Delivery

**Subject: OSRD Site Plan & Definitive Subdivision  
Application for Sunnycrest Circle  
(11-15 Sunnycrest Avenue)**

Dear Mr. Clausen:

On behalf of the Owner and Applicant, PD Building, LLC, we herewith submit this OSRD Site Plan and Definitive Subdivision Plan for the construction of Sunnycrest Circle at 11-15 Sunnycrest Avenue (Map 17; Lots 136, 136A & 137). The construction of the proposed 155-foot long dead end includes the removal of the residence at 15 Sunnycrest Avenue and the construction of 6 new single-family residences. The existing residence at 11 Sunnycrest Avenue will remain.

Enclosed please find the following:

1. OSRD Site Plan Application (1 original & 3 copies);
2. Definitive Subdivision Application – Form C;
3. Thirteen (13) Copies of Full-Sized Plans;
4. Thirteen (13) Copies of Half-Sized Plans;
5. Property Deed;
6. Designer's Certificate – Form D;
7. Certified Abutters List – Form E;
8. Municipal Lean Certificate;
9. Stormwater Management Report (3 copies);
10. Adequacy of the Way Analysis; and
11. Filing Fee - \$1,350 (\$1,000 + \$50 per lot)

The OSRD Site Plan is consistent with the 7-lot, conventional subdivision style, Preferred Plan approved by the Planning Board at its October 20, 2015, public hearing for the OSRD Initial Review Application. Since the October meeting the Preferred Plan layout has been slightly altered to save the existing 50" diameter maple tree behind the 15 Sunnycrest Avenue residence and accommodate required stormwater management features. Specifically, in the vicinity of the aforementioned tree the roadway centerline was shifted approximately 12-feet south to minimize impacts on the tree root system.

The second plan change consisted of increasing the stormwater management easement area on the Open Space parcel from approximately 6,800 square feet to approximately 11,051 square feet. The additional area was required to accommodate the stormwater management system, the design of which was only recently completed. The Stormwater Management System complies with the City of Beverly drainage requirements (i.e. no increase in peak stormwater runoff rate or volume). The OSRD calculations have been updated on the OSRD Site Plan (see Sheet C-5).

The Applicant plans to convey the 3.29-acre forested open space parcel (Lot 8) to the City of Beverly. Public access to the open space parcel is provided via a 50-ft wide corridor off of Hayes Avenue.

The No-Disturbance Zone on Lots 2 thru 5 will be protected by permanent deed restrictions.

The Applicant intends that the proposed roadway be accepted by the City of Beverly as a public way. The roadway will be constructed to City standards, as shown on the enclosed plans, and as further described below. Based on discussions with the City Engineer, maintenance of the roadway and the drainage structures located within the roadway, will become the responsibility of the City. The infiltration basin will be maintained by the homeowners association. The stormwater management features on the individual lots (i.e. drywells) will be the responsibility of the individual lot owners.

The Applicant requests the following waivers from the OSRD zoning regulations:

*Section VI.3.b.ii* – The Applicant requests a waiver from the requirement for a 25-foot tract buffer along the entire perimeter of the tract. As shown on the enclosed plans, there are existing disturbances within the 25-foot buffer that are proposed to remain. These areas include the existing landscaping improvements and residence at 11 Sunnycrest Avenue. Also, the pre-disturbed and landscaped area (i.e. lawn) on Lot 7 is intended to remain as such and will also be utilized to access the infiltration basin area located in the Open Space Parcel. A 25-foot tract buffer is proposed along the remaining perimeter. No new impervious surfaces are proposed within the 25-foot buffer areas.

*Section VI.3.b.viii* – The Applicant requests relief from mapping trees greater than 10" DBH within areas to be disturbed. The densely vegetated nature of the site makes this requirement impracticable.

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The proposed street layout does not fully conform to the design standards published in the City of Beverly Rules and Regulations Governing the Subdivision of Land. The Applicant requests the waivers from the following design standards:

*Section III.C.2.d* – For reasons noted above, the Applicant requests relief for mapping trees greater than 6" DBH.

*Section IV.A.3* – Consistent with the OSRD ordinance, a 24-foot wide roadway and 40-foot wide right-of-way have been selected for this project. This requires a waiver from the subdivision regulation requirements for a 32-foot wide roadway and 50-foot right-of-way.

*Section V.J* – The Applicant requests relief from installing street lights along the proposed roadway. There is an existing streetlight at the intersection of Sunnycrest Ave. and Netherton Ave that will be relocated as shown on the enclosed project plans. Adequate lighting will be provided along the roadway via ambient light from the proposed residences, which are located close to the road.

*Section V.K* – The Applicant request relief from installing a fire alarm system.

We look forward to meeting with you and the Planning Board to describe this plan further. Should you have any questions or comments or require additional information, please do not hesitate to contact the undersigned.

Very truly yours,  
**Griffin Engineering Group, LLC**



Robert H. Griffin, P.E.

Cc: City Clerk (Applications Only)  
Beverly Board of Health (Applications & Full Size Plans)  
PD Building, LLC

**CITY OF BEVERLY PLANNING BOARD**  
**OPEN SPACE RESIDENTIAL DESIGN (OSRD)**  
**SITE PLAN APPLICATION, or**  
**MODIFICATION OF APPROVED OSRD SITE PLAN APPLICATION**  
*(please type or print clearly)*

File one (1) original and three (3) copies of completed form with the Beverly Planning Board. One (1) completed form will be filed with the City Clerk. See attached copy of *Rules and Regulations for Open Space Residential Design Site Plan Ordinance* and Zoning Ordinance Section 29-24.B. for plan filing requirements and review procedure.

January 7, 2016  
(date)

\_\_\_\_\_, 20\_\_\_\_  
(date received)

Name of owner (please print): PD Building, LLC

Address of owner: 8 Christian Way, Andover, MA 01810

Telephone number (H): \_\_\_\_\_ (W): \_\_\_\_\_

Name of applicant (please print): Same

Address of applicant: \_\_\_\_\_

Telephone number (H): \_\_\_\_\_ (W): \_\_\_\_\_

Address of property: 11-15 Sunnycrest Avenue & Rear Bridge Street

Assessors' Map #: 17 lot#: 136, 136A & 137 zoning district: R-10

Total Area of Land: 265,857 sq ft (6.10 acres)

Total Number of Units: 7

Description of project: \_\_\_\_\_

Subdivide parcels to create seven building lots (six new buildings,  
one existing residence to save; two-family residence to be demolished)  
and an open space parcel.

The deed for this property is recorded in Southern Essex District

Registry of Deeds, Book # L.C. Doc. #559768, Page # \_\_\_\_\_

  
(signature of property owner)

\_\_\_\_\_  
(Gary Patch)  
(signature of applicant if not owner)

**GRIFFIN ENGINEERING OPERATING ACCT.****7895**

DATE	INVOICE NO	COMMENT	AMOUNT	NET AMOUNT
01/07/2016	010716	OSRD & Def Plan Filing - Sunnycrest		1,350.00
DATE 01/07/16 VENDOR City of Beverly			TOTAL	1,350.00

**GRIFFIN ENGINEERING GROUP, LLC**

OPERATING ACCOUNT  
P.O. BOX 7061  
BEVERLY, MA 01915  
(978) 927-5111



MARBLEHEAD BANK  
marbleheadbank.com  
53-7299-2113

**7895**

PAY **One Thousand Three Hundred Fifty and no/100**

CITY OF BEVERLY  
BEVERLY CITY HALL  
191 CABOT STREET  
BEVERLY MA 01915

TO THE  
ORDER OF:

MEMO

DATE	NO.	AMOUNT
01/07/16	7896	\$1,350.00

AUTHORIZED SIGNATURE

Not valid for bank

**DEFINITIVE PLAN**  
**APPLICATION FOR APPROVAL OF A DEFINITIVE PLAN**  
**OR MODIFICATION OF DEFINITIVE PLAN**

By deed dated March 6, 2015 and recorded in the Essex South District Registry of Deeds Book \_\_\_\_\_ Page \_\_\_\_\_ registered in the Essex South District Land Court, Certificate of Title No. 88255 and shown on City of Beverly Assessor's Map

Number: 17 Parcels: 136, 136A & 137 and said land is free of encumbrances except for the following:

---

Said plan has ( ) has not (X) evolved from a Preliminary Plan submitted to the Board on \_\_\_\_\_ 20 \_\_\_\_ and approved ( ) with modifications ( ) disapproved ( ) on \_\_\_\_\_ 20 \_\_\_\_.

Total Area of Land: 265,857 SF

The undersigned hereby applies for the approval of said DEFINITIVE Plan by the Board and in furtherance thereof hereby agrees to abide by the Board's Rules and Regulations. The undersigned hereby further covenants and agrees with the City of Beverly upon approval of said DEFINITIVE Plan by the Board:

1. To install utilities in accordance with the Rules and Regulations of the Beverly Planning Board, the Public Works Department, Fire Department and Police Department and all general as well as Zoning Ordinances of said City, as are applicable to the installation of utilities within the limits of ways and streets;
2. To complete and construct the street or ways shown thereon in accordance with Section V of the Rules and Regulations of the Beverly Planning Board and the approved DEFINITIVE plan, profiles and cross sections of the same. Said plan, profiles, cross sections and construction specifications are specifically, by reference, incorporated herein and made a part of this application. This application and the covenants and agreements herein shall be binding upon all heirs, executors, administrators, successors, grantees of the whole part of said land, and assigns of the undersigned; and
3. To complete the aforesaid installations and construction within two (2) years from the date of approval.

Has the person, corporation, or other legal entity making this application ever, within the ten (10) years preceding the date of this application:

1. Been convicted of a crime related to the construction or development of real property?  
Yes \_\_\_\_\_ or No X \_\_\_\_\_
2. Suffered the suspension or revocation of any construction or development related permit or license?  
Yes \_\_\_\_\_ or No X \_\_\_\_\_

3. Been subjected to a fine or other penalty for any construction or development related offense?

Yes \_\_\_\_\_ or No X \_\_\_\_\_

If the answer to any of the above questions above is "yes", any member of the Beverly City Council may request that the applicant explain the circumstances of any such conviction, suspension, revocation, fine, or penalty at a public hearing called for that purpose in accordance with City Council Order #14 of 1999.

Name of Applicant (please print) PD Building LLC; Gary Patch, Managing Partner

Signature of Applicant: 

Address: 8 Christian Way, Andover, MA 01810

Name of Owner if not the Applicant (please print) \_\_\_\_\_

Signature of Owner if not the Applicant: \_\_\_\_\_

Address: \_\_\_\_\_

.....

(FOR OFFICE USE ONLY)

Action taken: \_\_\_\_\_

\_\_\_\_\_  
(date)

Signed: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Date and action of Board of Health: \_\_\_\_\_

The petitioner is required to bring to the Board a lien certificate indicating that there is no indebtedness to the City of Beverly at the time of filing said application.



4/2A  
559768 (88255+) Btch:317615  
Southern Essex District Registry  
3/06/2015 02:51 PM DEED Pg: 1/4

MASSACHUSETTS EXCISE TAX  
Southern Essex District ROD  
Date: 3/06/2015 02:51 PM  
ID: 317615 Doc# 559768  
Fee: \$4,788.00 Cons: \$1,050,000.00

## DEED

I, Stephen J. Hanna, as duly appointed Personal Representative under the Compromise Last Will and Testament of Nathalie Rothblatt, late of Beverly, Essex County, Massachusetts on file and allowed in Essex County Probate and Family Court # ES13P1055EA ("Will"), said decedent also known as Nathalie D. Rothblatt, by power of sale conferred by said Will, for consideration paid of One Million Fifty Thousand Dollars (\$ 1,050,000.00) grant to PD BUILDING, LLC , doing business at 8 Christian Way, Andover, MA, land with buildings thereupon situated in BEVERLY, Essex County, Massachusetts, bounded and described as follows:

SOUTHWESTERLY by Hayes Avenue, fifty (50) feet;  
NORTHWESTERLY by land now or formerly of Arnold P. Iverson et al, ninety four and 78/100 (94.78) feet;  
SOUTHWESTERLY by said land now or formerly of Arnold P. Iverson et al and by land now or formerly of Ronald R. Labonte et al, two hundred three and 71/100 (203.71) feet;  
WESTERLY by lands of sundry adjoining owners, six hundred eighty three and 65/100 (683.65) feet;  
NORTHERLY four and 98/100 (4.98) feet, and  
NORTHEASTERLY eleven and 26/100 (11.26) feet by land now or formerly of Curtis E. Jones, Jr.;  
NORTHERLY by said land now or formerly of Curtis E. Jones, Jr. and by land now or formerly of Charles B. Palm et al, one hundred three and 38/100 (103.38) feet;  
NORTHEASTERLY one hundred ten and 14/100 (110.14) feet, and  
EASTERLY fifteen and 77/100 (15.77) feet by land now or formerly of Arthur T. Synodinos:

NORTHEASTERLY by said land now or formerly of Arthur T. Synodinos and by land now or formerly of Willamina R. Dale, one hundred forty three and 31/100 (143.31) feet;  
EASTERLY by Sunnycrest Avenue, one hundred fifty and 03/100 (150.03) feet;  
NORTHEASTERLY by the end of said Sunnycrest Avenue, fifty four and 46/100 (54.46) feet;  
NORTHEASTERLY by Netherton Avenue, four and 72/100 (4.72) feet;  
SOUTHEASTERLY by land now or formerly of Catherine Norbaka, one hundred (100) feet;  
NORTHEASTERLY by said land now or formerly of Catherine Norbaka and by land now or formerly of Ernest E. Flynn, one hundred (100) feet;  
SOUTHEASTERLY by lands now or formerly of Roy L. Smith, Jr. et al and of David W. Smith et al, two hundred nine and 78/100 (209.78) feet;  
EASTERLY by said land now or formerly of David W. Smith et al, one hundred eighty two and 83/100 (182.83) feet;  
SOUTHWESTERLY by lands of sundry adjoining owners, one hundred eighty and 60/100 (180.60) feet; and  
SOUTHEASTERLY by land now or formerly of Donald D. Brann et al, ninety nine and 88/100 (99.88) feet.

All of said boundaries are determined by the Court to be located as shown on a plan drawn by Hancock Survey Associates, Inc., Surveyors, dated October 22, 1980, as modified and approved by the Court, filed in the Land Registration Office as Land Court Plan No. 40688-A, a copy of which is on file with Certificate of Title No. 51948.

So much of the land hereby registered as is included within the limits of that part of said Sunnycrest Avenue marked "Private" is subject to the rights of all persons lawfully entitled thereto in and over the same.

The land hereby registered is subject to the right to have the existing encroaching building, as shown on said plan, maintained as it exists at the date of the original decree, so long as said building continues to stand.

The land hereby registered is subject to such rights as may exist in the Way, approximately shown on said plan.

Said land is conveyed subject to real estate taxes for fiscal year ending on June 30, 2015, which the grantee herein by its acceptance hereof assumes and agrees to pay.

For grantor's title see Land Court Title Certificate No. 51948.

Address of Property: 11 & 15 Sunnycrest Avenue and Rear Bridge Street,  
Beverly, MA

WITNESS the execution hereof under seal this 26<sup>th</sup> day of February, 2015.

Stephen J. Hanna, PR

Stephen J. Hanna in his capacity as duly  
appointed Personal Representative of  
the Estate of Nathalie Rothblatt, Essex  
Probate and Family Court # ES13P1055EA

COMMONWEALTH OF MASSACHUSETTS

ESSEX, SS

Feb. 26, 2015

On this 26<sup>th</sup> day of February, 2015, before me, the undersigned notary public,  
personally appeared Stephen J. Hanna, proved to me through satisfactory evidence of  
identification, which was their Driver's License, to be the person(s) whose name is  
signed on the preceding or attached document, and acknowledged to me that he/she  
signed it voluntarily for its stated purpose.



Hazel K. Mach  
Notary Public

My commission expires: 11/10/2017

*as to fiduciary authority*  
APPROVED FOR REGISTRATION  
BY THE COURT.  
Shera R. Gundfoll  
TITLE EXAMINER

*Land Court 3/3/2015*

Document: 559768

DEED

ESSEX SOUTHERN DISTRICT REGISTRY OF DEEDS  
RECEIVED FOR REGISTRATION

On: 3/6/2015 02:51 PM

CREATED CERT: 88255 BOOK: 516  
CANCELLED CERT: 51948 BOOK: 237

CITY OF BEVERLY, MASSACHUSETTS  
BEVERLY PLANNING BOARDFORM DDESIGNER'S CERTIFICATE (To Accompany Form B and C)1/7/2016 19\_\_\_\_  
(Date of filing)

To the Beverly Planning Board:

In preparing the plan entitled \_\_\_\_\_

OSRD SITE PLAN & DEFINITIVE SUBDIVISION PLAN FOR SUNNYCREST CIRCLESections: \_\_\_\_\_ Sheets: Cover, C-5 thru C-11

my source(s) of information about the location of boundaries shown on said plan were one or more of the following:

1. Deed from STEPHEN J. HANNA to PD BUILDING, LLC  
dated FEBRUARY 26, 2015 and recorded in the Essex South  
District Registry of Deeds Book DOC. #559768 Page \_\_\_\_\_
2. City of Beverly Assessor's Map No. 17 Parcel # 136, 136A & 137
3. Oral information furnished by: N/A
4. Actual measurement on the ground from a starting point established by:  
LAND COURT PLAN #40688-A  
MASSGIS
5. Other sources: \_\_\_\_\_

(Seal of Engineer or Surveyor) Signed: \_\_\_\_\_

(Registered Professional  
Engineer or Registered  
Land Surveyor)Number: (978) 927-5111  
Address: 495 CABOT ST, 2ND FLOOR  
BEVERLY, MA 01915

CITY OF BEVERLY, MASSACHUSETTS  
BEVERLY PLANNING BOARD

FORM E

CERTIFIED LIST OF ABUTTERS (To accompany Form C)

One copy of this form is to be completed and filed with the Beverly Planning Board in accordance with Section III.C.1.b.

1/7/2016 19\_\_\_\_  
(date of filing)

To the Beverly Planning Board:

The undersigned, being an applicant for approval of a Definitive Plan of a proposed subdivision entitled: \_\_\_\_\_

OSRD SITE PLAN & DEFINITIVE SUBDIVISION PLAN FOR SUNNYCREST CIRCLE

\_\_\_\_\_ Section: \_\_\_\_\_ Sheets: Cover, C-5 thru C-11

submits the following sketch of the land in the subdivision listing the names of the adjoining owners in their relative positions, and indicating the address of each abutter on the sketch or in a separate list, including owners of land separated from the subdivision only by a street.

Signature of Applicant or Agent: \_\_\_\_\_



\*\*\*\*\*

(To be certified by the Assessor's Office)

To the Beverly Planning Board:

This is to certify that at the time of the last assessment for taxation made by the City of Beverly, the names and addresses of the parties assessed as adjoining owners to the parcel of land shown above were as above written, except as follows:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
(Signed)

\_\_\_\_\_  
(Date)



5 VIRGINIA AVE	17-10
LUC: 101	
DRINKWATER PETER N JR	
5 VIRGINIA AVE	
BEVERLY, MA 01915	
3 VIRGINIA AVE	17-11
LUC: 101	
COSTA JOHN L	
COSTA MARILYN D	
4 BISBEE CIRCLE	
DERRY, NH 03038	
173 BRIDGE ST	17-110
LUC: 101	
RENNICK JAMES P	
MARY RENNIC	
173 BRIDGE STREET	
BEVERLY, MA 01915	
169 BRIDGE ST	17-111
LUC: 101	
DIDONATO CHERYL D	
169 BRIDGE STREET	
BEVERLY, MA 01915	
167 BRIDGE ST	17-112
LUC: 101	
MCGRATH KAREN	
SWITH ANGELA	
167 BRIDGE ST	
BEVERLY, MA 01915	
1 LINDSEY AVE	17-124
LUC: 101	
DUNLEAVY JEROME P	
DUNLEAVY DIANE M	
1 LINDSEY AVE	
BEVERLY, MA 01915	
15 SUNNYCREST AVE	17-136
LUC: 104	
PD BUILDING LLC	
8 CHRISTIAN WAY	
ANDOVER, MA 01810	
11 SUNNYCREST AVE	17-136A
LUC: 101	
PD BUILDING LLC	
8 CHRISTIAN WAY	
ANDOVER, MA 01810	
REAR BRIDGE ST	17-137
LUC: 130	
PD BUILDING LLC	
8 CHRISTIAN WAY	
ANDOVER, MA 01810	
5 SUNNYCREST AVE	17-138
LUC: 101	
SULLIVAN LISA A	
5 SUNNYCREST AVE	
BEVERLY, MA 01915	

170 BRIDGE ST	17-139
LUC: 101	
MONROE LINDA M	
ARCIERI MARIA E	
170 BRIDGE ST	
BEVERLY, MA 01915	
172 BRIDGE ST	17-140
LUC: 101	
LIACOS JEFFREY P	
FERREIRA-LIACOS DEBORAH J	
172 BRIDGE ST	
BEVERLY, MA 01915	
176 BRIDGE ST	17-141
LUC: 101	
THERIAULT PETER K	
LINDSAY WENDY A	
176 BRIDGE STREET	
BEVERLY, MA 01915	
176 R BRIDGE ST	17-141A
LUC: 101	
WHEELER MATTHEW D	
WHEELER SANDRA J	
176R BRIDGE ST	
BEVERLY, MA 01915	
178 BRIDGE ST	17-142
LUC: 101	
MACDOUGALL CARROLL E	
MACDOUGALL IRENE M	
178 BRIDGE ST	
BEVERLY, MA 01915	
180 BRIDGE ST	17-143
LUC: 101	
HARRINGTON PAUL F	
HARRINGTON KERRI A	
180 BRIDGE ST	
BEVERLY, MA 01915	
180 R BRIDGE ST	17-143A
LUC: 132	
UNKNOWN	
(180 R. BRIDGE ST)	
191 CABOT STREET	
BEVERLY, MA 01915	
182 BRIDGE ST	17-144
LUC: 101	
ROBERT M SCANZANI 2013 TRUST	
SCANZANI ROBERT M TR	
182 BRIDGE ST	
BEVERLY, MA 01915	
184 BRIDGE ST	17-144A
LUC: 101	
ZAPANTIS MICHAEL	
ZAPANTIS DIANE	
184 BRIDGE ST	
BEVERLY, MA 01915	
186 BRIDGE ST	17-145
LUC: 101	
GINA M MCGURN IRR TRUST	
MCGURN GINA M TR	
186 BRIDGE ST	
BEVERLY, MA 01915	

2 VIRGINIA AVE	17-146
LUC: 101	
FOX JEFFREY E	
FOX CARYL S	
2 VIRGINIA AVE	
BEVERLY, MA 01915	
4 VIRGINIA AVE	17-147
LUC: 101	
DEIGHAN NEIL F	
RAFEAL LAURA A	
4 VIRGINIA AVE	
BEVERLY, MA 01915	
8 VIRGINIA AVE	17-148
LUC: 101	
BUCCO MARY E	
8 VIRGINIA AVE	
BEVERLY, MA 01915	
10 VIRGINIA AVE	17-149
LUC: 101	
ALLISON LORI J	
ALLISON ROBERT M	
10 VIRGINIA AVENUE	
BEVERLY, MA 01915	
12 VIRGINIA AVE	17-150
LUC: 101	
PETULLO JACLYN V	
12 VIRGINIA AVE	
BEVERLY, MA 01915	
14 VIRGINIA AVE	17-151
LUC: 101	
ANDRUSZKIEWICZ STEPHEN	
ANDRUSZKIEWICZ RHONDA L	
14 VIRGINIA AVE	
BEVERLY, MA 01915	
KENNEDY DR	17-152
LUC: 132	
YVON CORMIER CONST CORP	
3 CRENSHAW LANE	
ANDOVER, MA 01810	
156 BRIDGE ST	17-155
LUC: 101	
BRUTON ISSAC A	
BRUTON ALEXANDRA ALLARD	
156 BRIDGE ST	
BEVERLY, MA 01915	
158 BRIDGE ST	17-156
LUC: 101	
LECLERC GARY J	
158 BRIDGE ST	
BEVERLY, MA 01915	
160 BRIDGE ST	17-157
LUC: 101	
BRINDLE ALBERT J JR	
PATRICIA L BRINDLE	
160 BRIDGE ST	
BEVERLY, MA 01915	



162 BRIDGE ST	17-158
LUC: 101	
DONOGHUE JOHN J	
DONOGHUE ANN Z	
162 BRIDGE ST	
BEVERLY, MA 01915	
164 BRIDGE ST	17-159
LUC: 101	
CULLAJ ENDRI	
SHEHU ERLA	
164 BRIDGE ST	
BEVERLY, MA 01915	
4 SUNNYCREST AVE	17-160
LUC: 101	
JOENS MICHAEL C	
JOENS ELIZABETH A	
4 SUNNYCREST AVE	
BEVERLY, MA 01915	
6 SUNNYCREST AVE	17-161
LUC: 101	
HALLOCK NELLIE	
6 SUNNYCREST AVE	
BEVERLY, MA 01915	
2 NETHERTON AVE	17-162
LUC: 101	
GOULD JOHN B	
2 NETHERTON AVE	
BEVERLY, MA 01915	
4 NETHERTON AVE	17-163
LUC: 101	
WARD ANDREA M	
4 NETHERTON AVE	
BEVERLY, MA 01915	
6 NETHERTON AVE	17-164
LUC: 104	
VAUGHAN ANDREW J	
38 NORTH SHORE AVE	
DANVERS, MA 01923	
8 NETHERTON AVE	17-165
LUC: 101	
FALL STEPHEN J	
BELBEN FALL SUSAN	
8 NETHERTON AVE	
BEVERLY, MA 01915	
12 NETHERTON AVE	17-166
LUC: 101	
EARL JEFFREY S	
EARL PHILIPPA E	
12 NETHERTON AVE	
BEVERLY, MA 01915	
10 NETHERTON AVE	17-166A
LUC: 101	
MEARS MARIE A	
10 NETHERTON AVENUE	
BEVERLY, MA 01915	

14 NETHERTON AVE	17-167
LUC: 101	
CARMICHAEL BRIAN A	
CARMICHAEL JAMIE	
14 NETHERTON AVE	
BEVERLY, MA 01915	
18 VIRGINIA AVE	17-2
LUC: 101	
LAURIN TERESA A	
18 VIRGINIA AVE	
BEVERLY, MA 01915	
5 KENNEDY DR	17-261
LUC: 101	
BOCCUZZI LELETTE J	
5 KENNEDY DR	
BEVERLY, MA 01915	
3 KENNEDY DR	17-262
LUC: 101	
SHAHIDI DEBBIANNE M	
3 KENNEDY DR	
BEVERLY, MA 01915	
4 KENNEDY DR	17-263
LUC: 101	
KRASZNAY FAMILY TRUST	
KRASZNAY KALMAN TR	
4 KENNEDY DR	
BEVERLY, MA 01915	
6 KENNEDY DR	17-264
LUC: 101	
MAIOCCO KENNETH F	
SALUCCO LORRAINE M	
6 KENNEDY DR	
BEVERLY, MA 01915	
10 KENNEDY DR	17-265
LUC: 101	
PALUZZI MARK A	
10 KENNEDY DR	
BEVERLY, MA 01915	
12 KENNEDY DR	17-266
LUC: 101	
BRAVO FAMILY IRREV TRUST	
BRAVO JENNIFER M TR	
12 KENNEDY DR	
BEVERLY, MA 01915	
14 KENNEDY DR	17-267
LUC: 101	
READ KEITH H	
READ CAROL L	
14 KENNEDY DRIVE	
BEVERLY, MA 01915	
13 VIRGINIA AVE	17-8
LUC: 101	
PAGE HAROLD R JR	
PAGE JOANNE E	
13 VIRGINIA AVE	
BEVERLY, MA 01915	

9 VIRGINIA AVE	17-9
LUC: 101	
LEFAVOUR BARRY G	
LEFAVOUR LAUREEN L	
9 VIRGINIA AVENUE	
BEVERLY, MA 01915	
9 ADAMS AVE	8-103
LUC: 104	
NORRIS JOHN P	
NORRIS JANET A	
6 THOMPSON RD	
BEVERLY, MA 01915	
8 ADAMS AVE	8-105
LUC: 101	
S&D REALTY TRUST	
DEPIERO DONALD & SANDRA TR	
PO BOX 435	
EAST ORLEANS, MA 02643	
15 TAFT AVE	8-106
LUC: 101	
DEPIERO CHRISTOPHER P	
DEPIERO LYNNE N	
15 TAFT AVE	
BEVERLY, MA 01915	
13 TAFT AVE	8-107
LUC: 101	
BRENNAN RICHARD W	
BRENNAN MARY A	
13 TAFT AVE	
BEVERLY, MA 01915	
11 TAFT AVE	8-108
LUC: 101	
GRAY KENNETH B	
11 TAFT AVENUE	
BEVERLY, MA 01915	
7 TAFT AVE	8-109
LUC: 101	
MICHAL JOSEPH COREY	
MICHAL ALICIA C	
7 TAFT AVE	
BEVERLY, MA 01915	
5 TAFT AVE	8-110
LUC: 101	
JEPPSON M ELIZABETH	
5 TAFT AVENUE	
BEVERLY, MA 01915	
35 WESTERN AVE	8-112
LUC: 101	
HERITAGE ADAM K	
HERITAGE MEEGAN E	
35 WESTERN AVE	
BEVERLY, MA 01915	
33 WESTERN AVE	8-113
LUC: 101	
JACQUES ROBERT E	
JACQUES ELAINE M	
33 WESTERN AVE	
BEVERLY, MA 01915	



PG 3 of 4



6 HAYES AVE	8-114
NETO JOAQUIM T	LUC: 101
DAU SELME S	
6 HAYES AVE	
BEVERLY, MA 01915	
8 HAYES AVE	8-115
THIBODEAU ERIC S	LUC: 101
THIBODEAU KIMBERLY B	
8 HAYES AVE	
BEVERLY, MA 01915	
12 HAYES AVE	8-116
PREGENT TRAVIS	LUC: 101
PREGENT LISA M	
12 HAYES AVE	
BEVERLY, MA 01915	
14 HAYES AVE	8-117
DION BEVERLY A	LUC: 101
14 HAYES AVE	
BEVERLY, MA 01915	
16 HAYES AVE	8-118
KNAPP ANNE MARIE ROSE	LUC: 101
16 HAYES AVE	
BEVERLY, MA 01915	
18 HAYES AVE	8-119
DILLON JAMES P	LUC: 101
DILLON PATRICIA K	
18 HAYES AVE	
BEVERLY, MA 01915	
5 ADAMS AVE	8-120
SMITH LAURIE A BODEK	LUC: 101
SMITH DANA I	
5 ADAMS AVE	
BEVERLY, MA 01915	
27 TAFT AVE	8-120A
BODEK DANIEL S	LUC: 101
BODEK JOANNE L	
27 TAFT AVENUE	
BEVERLY, MA 01915	
29 TAFT AVE	8-121B
29 TAFT AVE REALTY TRUST	LUC: 101
BODEK CONSTANCE M	
29 TAFT AVE	
BEVERLY, MA 01915	
31 TAFT AVE	8-121C
WESTON KEITH E	LUC: 101
LYDIA WESTON	
31 TAFT AVE	
BEVERLY, MA 01915	

33 TAFT AVE	8-121D
WILSON CARL M	LUC: 101
WILSON BRENDA M	
33 TAFT AVENUE	
BEVERLY, MA 01915	
22 HAYES AVE	8-122
HENNINGS PEGGY ANNE	LUC: 104
22 HAYES AVE	
BEVERLY, MA 01915	
1 ADAMS AVE	8-122A
ESTABROOK EDWARD J JR	LUC: 101
ESTABROOK LISA B	
1 ADAMS AVE	
BEVERLY, MA 01915	
28 HAYES AVE	8-123
SCHUCK KATHERINE	LUC: 101
SCHUCK JOHN R	
2855 PINECREEK DR C-108	
COSTA MESA, CA 92626	
30 HAYES AVE	8-124
O'BRIEN MOIRA	LUC: 101
30 HAYES AVE	
BEVERLY, MA 01915	
32 HAYES AVE	8-125
GIOULIS SPIRIDON	LUC: 101
GIOULIS SYLVIA	
32 HAYES AVE	
BEVERLY, MA 01915	
29 HAYES AVE	8-127
GROSSMAN KENNETH G	LUC: 101
GROSSMAN PATRICIA J	
29 HAYES AVE	
BEVERLY, MA 01915	
27 HAYES AVE	8-127A
EICHER LYGIA	LUC: 101
27 HAYES AVE	
BEVERLY, MA 01915	
25 HAYES AVE	8-128
LABONTE RONALD R	LUC: 101
LABONTE PAULINE M	
25 HAYES AVE	
BEVERLY, MA 01915	
23 HAYES AVE	8-129
LUCAS JOHN	LUC: 101
LUCAS JANICE L	
23 HAYES AVE	
BEVERLY, MA 01915	

17 HAYES AVE	8-130
BRANN DONALD D	LUC: 101
17 HAYES AVE	
BEVERLY, MA 01915	
15 HAYES AVE	8-131
CHRISTO STEPHEN J	LUC: 101
CHRISTO BEVERLY A	
15 HAYES AVE	
BEVERLY, MA 01915	
11 HAYES AVE	8-132
MACNUTT JEREMY A	LUC: 101
MACNUTT AMANDA J	
11 HAYES AVE	
BEVERLY, MA 01915	
9 HAYES AVE	8-133
GILES SHAWN E	LUC: 101
GILES LUANNE L	
9 HAYES AVE	
BEVERLY, MA 01915	
5 HAYES AVE	8-134
CONLON ROBERT F	LUC: 101
CONLON PATRICIA E	
5 HAYES AVE	
BEVERLY, MA 01915	
3 HAYES AVE	8-135
KRUKONIS PAULA J	LUC: 101
3 HAYES AVE	
BEVERLY, MA 01915	
25 WESTERN AVE	8-136
MAHONEY JACQUALYN M	LUC: 101
25 WESTERN AVE	
BEVERLY, MA 01915	
27 WESTERN AVE	8-137
PANUNZIO WILLIAM M	LUC: 101
PANUNZIO JOANNE	
31 OLD PLANTERS RD	
BEVERLY, MA 01915	
21 WESTERN AVE	8-138
CROWLEY JOHN	LUC: 101
CROWLEY EILEEN R	
21 WESTERN AVE	
BEVERLY, MA 01915	
19 WESTERN AVE	8-139
BORDERS ROBERT A	LUC: 101
19 WESTERN AVE	
BEVERLY, MA 01915	

15 WESTERN AVE 8-140  
LUC: 101  
DONALD & ETHEL TREFRY TRUST  
TREFRY DONALD D & ETHEL M TR  
15 WESTERN AVE  
BEVERLY, MA 01915

13 WESTERN AVE 8-141  
LUC: 101  
HUGHES SHARON A  
13 WESTERN AVE  
BEVERLY, MA 01915

11 WESTERN AVE 8-142  
LUC: 101  
FITZGERALD RACHAEL P  
BROWN THEODORE A JR  
11 WESTERN AVE  
BEVERLY, MA 01915

7 WESTERN AVE 8-143  
LUC: 101  
MCDONALD PAUL F  
7 WESTERN AVE  
BEVERLY, MA 01915

13 NETHERTON AVE 8-144  
LUC: 101  
GAMBILL GEORGE  
GAMBILL JENNIFER  
13 NETHERTON AVE  
BEVERLY, MA 01915

11 NETHERTON AVE 8-145  
LUC: 101  
CONLEY FAMILY NOMINEE TRUST  
CONLEY FLOYD A & THERESA C TR  
11 NETHERTON AVE  
BEVERLY, MA 01915

5 NETHERTON AVE 8-146  
LUC: 101  
SMITH ROGER L  
SMITH JUDITH B  
5 NETHERTON AVE  
BEVERLY, MA 01915

5 R NETHERTON AVE 8-146A  
LUC: 101  
SMITH ROBERT A  
SMITH BARBARA A  
R5 NETHERTON AVE  
BEVERLY, MA 01915

NETHERTON AVE 8-146B  
LUC: 132  
SMITH ROBERT A  
SMITH BARBARA A  
R5 NETHERTON AVE  
BEVERLY, MA 01915

7 R NETHERTON AVE 8-146C  
LUC: 101  
CELESK JOHN W  
CELESK AMANDA M  
7R NETHERTON AVE  
BEVERLY, MA 01915

1 NETHERTON AVE 8-147  
LUC: 101  
CARNEVALE SALVATORE R  
JOANNE CARNEVALE  
1 NETHERTON AVENUE  
BEVERLY, MA 01915


3 NETHERTON AVE 8-147A  
LUC: 101  
ROMSAVICH STEPHEN T  
ROMSAVICH JOYCE A  
3 NETHERTON AVE  
BEVERLY, MA 01915

36 HAYES AVE 8-346  
LUC: 101  
CALLAHAN KRISTEN L  
5 REEF KNOT WAY  
GLOUCESTER, MA 01930

34 HAYES AVE 8-347  
LUC: 101  
RUSSO ROBERT B JR  
RUSSO CHRISTINE M  
34 HAYES AVE  
BEVERLY, MA 01915

31 HAYES AVE 8-350  
LUC: 101  
SWEENEY BRYAN P  
SWEENEY ELEONORA S  
31 HAYES AVE  
BEVERLY, MA 01915

33 HAYES AVE 8-351  
LUC: 101  
GORENCA REXHEP  
GORENCA MIMOZA  
33 HAYES AVE  
BEVERLY, MA 01915

11/30/15  
Certified Abutters List  
J. DeBlasio  
Assessors Office  
Full 300 ft  
Parcels: 17-136,  
17-136A and 17-137  


State Tax Form 290  
Certificate: 552  
Issuance Date: 12/08/2015

MUNICIPAL LIEN CERTIFICATE  
City of Beverly LIVE DATABASE  
COMMONWEALTH OF MASSACHUSETTS

Requested by GRIFFIN ENGINEERING

I certify from available information that all taxes, assessments and charges now payable that constitute liens as of the date of this certificate on the parcel of real estate specified in your application received on 12/08/2015 are listed below.

DESCRIPTION OF PROPERTY

Parcel ID: 0017-0137

REAR BRIDGE ST

	Land area	:	3.54 AC
PD BUILDING LLC	Land Value	:	99,800
8 CHRISTIAN WAY	Impr Value	:	0
ANDOVER	Land Use	:	0
MA 01810	Exemptions	:	0
	Taxable Value:		99,800

Deed date: 03/06/2015 Book/Page: DOC #/55976  
Class: 130-DEV LAND

FISCAL YEAR	2016	2015	2014
DESCRIPTION			
REAL ESTATE RESIDENTIAL	\$721.69	\$1,408.18	\$1,270.15
Charges/Fees	\$ .00	\$ .00	\$ .00
Abatements/Exemptions	\$ .00	\$ .00	\$ .00
Payments/Credits	-\$721.69	-\$1,408.18	-\$1,270.15
Interest to 12/08/2015	\$ .00	\$ .00	\$ .00
TOTAL BALANCE DUE:	\$ .00	\$ .00	\$ .00

6 MONTH  
ESTIMATED

BILLED  
QUARTERLY

NOTE: Actual 2016 taxes not yet issued.

ALL REAL ESTATE BILLS ARE SUBJECT TO SUPPLEMENTAL TAX ASSESSMENTS  
UNDER G.L. CHAPTER 59 SECTION  
REAL ESTATE TAXES IN THE COMMUNITY ARE SUBJECT TO THE COMMUNITY PRESERVATION  
SURCHARGE UNDER G.L. Ch.44B.



ROSE GIUFFRIDA  
CITY COLLECTOR

THIS FORM APPROVED BY THE COMMISSIONER OF REVENUE

State Tax Form 290  
Certificate: 567  
Issuance Date: 12/08/2015

MUNICIPAL LIEN CERTIFICATE  
City of Beverly LIVE DATABASE  
COMMONWEALTH OF MASSACHUSETTS

Requested by GRIFFIN ENGINEERING

I certify from available information that all taxes, assessments and charges now payable that constitute liens as of the date of this certificate on the parcel of real estate specified in your application received on 12/08/2015 are listed below.

DESCRIPTION OF PROPERTY

Parcel ID: 0017-0136

15 SUNNYCREST AVE

	Land area	:	1.73 AC
PD BUILDING LLC	Land Value	:	172,500
8 CHRISTIAN WAY	Impr Value	:	216,600
ANDOVER	Land Use	:	0
MA 01810	Exemptions	:	0
	Taxable Value:		389,100

Deed date: 03/06/2015 Book/Page: DOC #/55976  
Class: 104-TWO FAMILY

FISCAL YEAR	2016	2015	2014
DESCRIPTION			
COMMUNITY PRESERVATION ACT	\$20.90	\$40.79	\$37.52
REAL ESTATE RESIDENTIAL	\$2,813.73	\$5,490.20	\$5,168.40
TOTAL BILLED:	\$2,834.63	\$5,530.99	\$5,205.92
Charges/Fees	\$ .00	\$ .00	\$ .00
Abatements/Exemptions	\$ .00	\$ .00	\$ .00
Payments/Credits	-\$2,834.63	-\$5,530.99	-\$5,205.92
Interest to 12/08/2015	\$ .00	\$ .00	\$ .00
TOTAL BALANCE DUE:	\$ .00	\$ .00	\$ .00

NOTE: Actual 2016 taxes not yet issued.

ALL REAL ESTATE BILLS ARE SUBJECT TO SUPPLEMENTAL TAX ASSESSMENTS  
UNDER G.L. CHAPTER 59 SECTION  
REAL ESTATE TAXES IN THE COMMUNITY ARE SUBJECT TO THE COMMUNITY PRESERVATION  
SURCHARGE UNDER G.L. Ch.44B.



ROSE GIUFFRIDA  
CITY COLLECTOR

THIS FORM APPROVED BY THE COMMISSIONER OF REVENUE

6 MONTH  
ESTIMATED

BILLED  
QUARTERLY

State Tax Form 290  
Certificate: 568  
Issuance Date: 12/08/2015

MUNICIPAL LIEN CERTIFICATE  
City of Beverly LIVE DATABASE  
COMMONWEALTH OF MASSACHUSETTS

Requested by GRIFFIN ENGINEERING

I certify from available information that all taxes, assessments and charges now payable that constitute liens as of the date of this certificate on the parcel of real estate specified in your application received on 12/08/2015 are listed below.

DESCRIPTION OF PROPERTY

Parcel ID: 0017-136A

11 SUNNYCREST AVE

	Land area :	12,513 SF
PD BUILDING LLC	Land Value :	138,600
8 CHRISTIAN WAY	Impr Value :	229,800
ANDOVER	Land Use :	0
MA 01810	Exemptions :	0
	Taxable Value:	368,400

Deed date: 03/06/2015 Book/Page: DOC #/55976  
Class: 101-SINGLE FAM

FISCAL YEAR	2016	2015	2014
DESCRIPTION			
COMMUNITY PRESERVATION ACT	\$19.41	\$37.87	\$36.58
REAL ESTATE RESIDENTIAL	\$2,664.04	\$5,198.12	\$5,073.53
TOTAL BILLED:	\$2,683.45	\$5,235.99	\$5,110.11
Charges/Fees	\$0.00	\$0.00	\$0.00
Abatements/Exemptions	\$0.00	\$0.00	\$0.00
Payments/Credits	-\$2,683.45	-\$5,235.99	-\$5,110.11
Interest to 12/08/2015	\$0.00	\$0.00	\$0.00
TOTAL BALANCE DUE:	\$0.00	\$0.00	\$0.00

NOTE: Actual 2016 taxes not yet issued.

TOTAL INTEREST PER DIEM: \$0.0100

OTHER UNPAID BALANCES:  
2016 UTILITY BILLING \$25.29

CONTACT OFFICE  
FOR INTEREST

6 MONTH  
ESTIMATED

BILLED  
QUARTERLY

ALL REAL ESTATE BILLS ARE SUBJECT TO SUPPLEMENTAL TAX ASSESSMENTS  
UNDER G.L. CHAPTER 59 SECTION  
REAL ESTATE TAXES IN THE COMMUNITY ARE SUBJECT TO THE COMMUNITY PRESERVATION  
SURCHARGE UNDER G.L. Ch.44B.



ROSE GIUFFRIDA  
CITY COLLECTOR



January 7, 2016

Beverly Planning Board  
City Hall  
191 Cabot Street  
Beverly, MA 01915

**Subject: OSRD Definitive Subdivision Plan  
PD Building LLC – Sunnycrest Circle  
Adequacy of Way Analysis**

As required by the City of Beverly Rules and Regulations Governing the Subdivision of Land, a field investigation and analysis was conducted on the roadway providing access to the proposed residential subdivision (Sunnycrest Circle). Sight distance and pavement width and measurements were taken from the proposed subdivision entrance to the nearest cross streets.

The proposed project consists of constructing Sunnycrest Circle, an approximately 155-foot long dead-end private roadway that will intersect with Sunnycrest and Netherton Avenue at a three-way intersection. Sunnycrest Circle will be constructed in conformance with OSRD regulations; waivers have been requested from certain design specifications outlined in the City of Beverly Rules and Regulations Governing the Subdivision of Land. Sunnycrest Circle will service six new single-family homes in the R-10 zoning district. An existing two-family residence will also be removed as part of this development.

This letter summarizes existing traffic conditions on Sunnycrest and Netherton Avenue and the potential traffic impacts associated with the proposed subdivision.

### **Existing Conditions**

Sunnycrest Avenue is a 350± foot long, two-lane local road that provides access to seven (7) residential homes and provides a connection between Bridge Street and Netherton Avenue. Netherton Avenue is a 525± foot long, two-lane local road that provides access to thirteen (13) residential homes and provides a connection between Westerly Avenue and Sunnycrest Avenue. Sunnycrest Avenue generally runs in a north-south orientation while Netherton Avenue generally runs in an east-west orientation. The two local roads intersect at an approximate 90 degree angle in front of the project site with no stop controls. Stop sign controls exist at the intersections with Bridge Street and Westerly Avenue. Observed traffic volumes on Sunnycrest and Netherton Avenue are very low with no posted speeds.

Sunnycrest and Netherton Avenue are 50-foot wide public right-of-ways with a paved width of approximately 27 feet. There is bituminous curbing along some portions of the existing roadways. The existing pavement and curbing is in fair to



poor condition. There are no sidewalks along the roadways. We are unaware of any City plans for constructing sidewalks or resurfacing the paved way.

The existing roadway (Netherton Avenue) maximum centerline grade is approximately 10% and decreases to approximately 5.5% at the proposed intersection. There is a vertical curve on Sunnycrest Avenue in the vicinity of the proposed intersection that impacts sight lines. Along Netherton Avenue the measured stopping site distance is greater than 300 feet while the stopping sight distance on Sunnycrest Avenue is approximately 150 feet. For an assumed maximum roadway speed of 20 mph, the minimum required stopping sight distance is 115 feet. Therefore, there is adequate stopping sight distance provided at the proposed intersection. Mitigation to improve stopping sight distance is further discussed below.

Photographs are attached showing the existing conditions of the roadway in the study area.

### **Project Traffic Impacts**

Trip generation estimates were estimated using the Institute of Transportation Engineering (ITE) *Trip Generation, 9<sup>th</sup> Edition*, 2012 manual, Land Use Code (LUC) 210, Single-Family Detached Housing and LUC 220, Apartments. The proposed development will result in the removal of two apartment units associated with the existing two-family dwelling and the construction of six single-family residences. The net increase in traffic generated was estimated to be approximately 44 additional vehicle trips on an average weekday (22 vehicles entering and 22 vehicles exiting). The proposed development will generate approximately 4 additional vehicle trips during the morning peak hour and 5 additional vehicle trips during the evening peak hour. This results in approximately 1 additional vehicle every 12 to 15 minutes during peak commuting hours. This would not be noticeable and would not affect existing traffic operations or the nearby intersection level of service.

### **Proposed Project Mitigation Measures**

Sunnycrest and Netherton Avenue existing conditions do not conform to the current City of Beverly design standards for roadways. The existing centerline grades, pavement width, and lack of sidewalks do not meet those design standards. However, in accordance with the American Association of State Highway and Transportation (AASHTO), *A Policy on Geometric Design of Highways and Street*, the existing local roadway width (min. 18') and centerline grades (max. 11%) is more than adequate to accommodate the estimated traffic volume (approx. 240 vehicle trips per day including the proposed development). Pedestrian use of the roadway does not appear to provide an impact due to the very low traffic volumes and speeds.

To improve safety at the proposed intersection, stop sign controls are proposed for this project. In addition to stop sign control for the proposed roadway intersection approach, a stop sign is proposed on the Sunnycrest Avenue intersection approach due to the existing roadway curve. This will improve safety of motorists entering the proposed development from Netherton Avenue. There is an existing house at the corner of Sunnycrest and Netherton Avenue that impacts sight lines for motorists entering the development. With stop sign control provided on Sunnycrest Avenue, no stop sign control appears necessary along the proposed Netherton Avenue approach.

### **Conclusion**

Existing traffic conditions and potential traffic impacts associated with the proposed Sunnycrest Circle Subdivision project have been evaluated. The existing Sunnycrest and Netherton Avenue roadways do not conform to the City's current design standards. Improved signage is proposed to mitigate any adverse impacts at the proposed roadway intersection and to improve safety. The proposed project will have minimal impacts on the overall traffic operation in the area. The project is estimated to generate 4 additional vehicle trips in the morning and 5 additional vehicle trips in the evening commuter peak hours.

We trust the above is satisfactory. Please do not hesitate to contact the undersigned with any questions or comments.

Very truly yours,

**GRIFFIN ENGINEERING GROUP, LLC**



Robert H. Griffin, P.E.

Enc: Photographs (3)

Cc: PD Building LLC





## Sunnycrest Avenue (From Proposed Intersection)

Photo Date: 12/18/15



# Netherton Avenue (From Proposed Intersection)

Photo Date: 12/18/15





# Proposed Roadway Location

Photo Date: 12/18/15